



LAND AND SURVEY DEPARTMENT SARAWAK

MIRI

PRINT-OUT OF TITLE

User Id : SANTI

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TRN : 04-LCPLS-052-000-00003

Section 1 - Land Information

Land Description : Lot 3 Apoh Land District
TRN : 04-LCPLS-052-000-00003
Area : 1,423.00000 Ha, more or less
Locality Of Land : Sungai Tutoh, Baram
Map Sheet Number : E20-31-1 MP-4/89-317-
Classification Of Land : Mixed Zone Land
Category Of Land : Country Land
Term : 99 years
Commencement & Expiry Date :: From 03/12/2008 To 02/12/2107
Date Of Registration : 03/12/2008
Annual Rent : RM 3,558.00



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Special Conditions :

- (i) Upon the completion of a proper survey of the land the holder of this provisional lease will be given a lease in accordance with the provisions of the Land Code, and subject to the following express conditions and restrictions :
- (a) This land shall be used only for agricultural purposes and purposes incidental to the production and processing of crops grown thereon and such other purposes as may be from time to time approved by the Director of Lands and Surveys;
 - (b) No building shall be erected within a distance of 300 feet from the edge of the road reserve without the prior authority in writing of the Director of Lands and Surveys;
 - (c) All points of ingress to and egress from any trunk road shall be subject to the approval in writing of the Director of Lands and Surveys which approval shall be obtained prior to the commencement of construction and/or use of such point of ingress or egress;
 - (d) The lessee shall not be entitled to a lease for an area equal to the area stated to be alienated if, upon completion of a survey, such area is not found to be available for any reason including that required to implement local plan;
 - (e) The proprietor shall not disturb the land within the sixty-six feet reserve along the bank of navigable river or stream;
 - (f) The proprietor shall have no rights to extract timber or mineral deposits from the land without an appropriate licence issued by the relevant authority;
 - (g) The development of this land shall not interfere with the rights of the existing timber and/or mining licensee to fell and extract timber or to extract mineral deposit within the respective licensee's authorised area of operation;
 - (h) The proprietor is required under the Natural Resources and Environment (Prescribed Activities) Order, 1994 to undertake an Environmental Impact Assessment Study on the area prior to project implementation and to submit ten (10) copies of the report to the Secretary, Natural Resources and Environment Board;
 - (i) The proprietor shall commence field planting within two (2) years of the issue of this lease. The whole of the plantable area shall be fully planted by the end of the fifth year from the date of the issue of this lease;
 - (j) The observance of condition (i) shall be enforced by the Minister for the time being responsible for Land Development or any agents duly authorised by him in writing in that behalf and the Minister or the agents so appointed shall have the rights of access to the land at all reasonable time;
 - (k) A breach or a default in the observance of any or all the conditions specified above shall render the land liable to forfeiture and the Superintendent or other officer authorised by him may, on behalf of the Government, declare the estate or interest secured by that document of title to be forfeited and re-enter the land or the portion thereof in respect of which the breach or default occurs in accordance with section 33(1) of the Land Code;
 - (l) In the event that adjacent areas have been alienated for different crops and crop zoning is not possible, a buffer zone of 200 metres shall be instituted along the common boundary of the estates. No drain shall be built within the distance of 200 metres from each side of the estates boundary. Activities carried out within this buffer zone shall be limited and have to be approved by the Land Plantation Committee or any designated authority; and
 - (m) Prior to commercial development of peat soils, the project proponent shall carry out a survey and submit a report on the peat depth and long term drainability of the proposed project area
;
- (ii) The term of years for which any such lease shall be granted shall be the balance then remaining of the term of ninety-nine (99) years from the date of this provisional lease; and
- (iii) The holder of this provisional lease shall not be entitled to a lease of an area equal to the area above stated but only to such an area as the survey shows to be available.



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Section 2 - Owner Information

Registered Proprietor(s):

Name : RADIANT LAGOON SENDIRIAN BERHAD
Share : 1/1

Section 3 - Encumbrances

Transfer, Power of Attorney, Sublease, Charge, Caveat, Etc. :

L-014144/2018 Registered on 26/11/2018 11:53:39

Charged to UNITED OVERSEAS BANK (MALAYSIA) BERHAD for USD18,375,000.00 vide L.14144/2018 of 26.11.2018 (includes Caveat).

L-014145/2018 Registered on 26/11/2018 11:53:39

Charged to UNITED OVERSEAS BANK (MALAYSIA) BERHAD for RM54,600,000.00 vide L.14145/2018 of 26.11.2018 (includes Caveat) (Subject to Charge L.14144/2018).

Limitation, Easement, Etc & Annotation :

L-011182/2009 Registered on 12/08/2009 09:22:33

Special Condition No. 1 (i) rectified vide L.11182/2009 of 12.08.2009 to read as follows:-

"The proprietor shall complete the whole of the nett plantable area by the end of the fifteenth year from the date of issue of this lease"

Section 4 - Outstanding Fees due to the Government:

Rent (RM)	Premium (RM)	Total (RM)	Due Date
.00	.00	.00	03 December

Remarks :

Alienation of Land No. 81/2008
DLS's approval ref: 74/HQ/AL/105/2005)4D) dated 29.05.2008
(Miri ref: 7/Doss. No. 136/2007(B))

Issued at the request of

Search Fee	RM	10.00	Paid vide R/No 1421	Dated: 11/01/2019
Duplicate Fee	RM		Paid vide R/No	Dated: 11/01/2019
Additional Fee	RM		Paid vide R/No	Dated: 11/01/2019

Ref:

NOTE: THIS IS NOT A TITLE TO LAND

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